

DELEGATED OFFICER REPORT

PROPOSAL	Proposed rear 1.5 storey extension and roof alterations to include hip to gable loft extensions, dormers and Juliet balcony. Alterations to doors and windows.
LOCATION:	3 Campbell Crescent, Waterloooville, PO7 5JX
REFERENCE NO:	APP/25/00492
APPLICANT:	Ms Hadden
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	09/07/2025
APPLICATION EXPIRY DATE:	01/08/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 3 Campbell Crescent is a detached bungalow situated to the east of Campbell Crescent, which runs adjacent to London Road (A3) and is separated from it by a footpath and narrow grass verge. The property is finished in a brick base with light coloured render over and waney edged dark stained timber cladding to a projecting front gable. The fenestration is in white uPVC under a reddish brown plain clay tile roof, the main part of which is hipped. To the front the property has a right of access across a shared entrance from Campbell Close with the adjacent property No.2 to the south and the frontage has been mostly block paved to provide parking. The driveway leads to a single flat roofed garage behind the main house that adjoins the garage of No.2. The rear garden is approximately 30m long and 9.7m wide with a large outbuilding adjacent to the rear boundary.
- 1.2 The surrounding area is predominantly residential, interspersed with occasional commercial uses to the west of London Road that appear to have been converted from previously residential buildings. The wider area therefore contains properties in a variety of styles and materials, however Campbell Close itself is comprised of nine bungalows of a generally similar age and appearance. Fielders Park lies immediately to the rear of the site.

2. Planning History

Is there any planning history relevant to the current application?

Yes

HWU/3611. The erection of nine bungalows and garages at Hill House Estate, London Road, Waterloooville. Permit.

3. Proposal

Proposed rear 1.5 storey extension and roof alterations to include hip to gable loft extensions, dormers and Juliet balcony. Alterations to doors and windows.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Gas Network

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer Comment

Informatives from SGN, SSEN, and Portsmouth Water have been added to the recommendation.

Property Services Manager

The Estates team has no comment to make on this application.

Councillor Ms C Diamond

No comments received.

Councillor Antonia Harrison

No comments received.

Councillor Paul Tansom

No comments received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises roof alterations to facilitate a loft conversion, and a rear extension that would include extended ground floor living accommodation and a bedroom within the roof space. There would be three bedrooms in total at first floor level, one with an en suite and separate dressing room, and a first floor bathroom. At ground floor the existing lounge would be retained as a fourth bedroom and the internal layout would be altered to rework the living accommodation, including some minor alterations to fenestration and the removal of an existing chimney that would fall under Permitted Development.

7.4 The proposed roof alterations would include adding side gables to the front part of the roof together with a pitched roof front dormer and flat roofed side dormers. The design was revised following concerns that the originally proposed roof alterations would sit well forward of the principal roof slope, removing the existing front gable element, and would have appeared overly prominent and out of keeping with the street scene. The revised design also reduces the size of the proposed side dormers to approximately 3.1m in depth, a maximum 6m length, running in to the proposed gable ends, and 2.3m in height for a more proportionate appearance. The dormers would be largely obscured from view by the introduction of the gable ends. It is noted that No.1 Campbell Crescent has a similar side facing gable element and that the wider street setting includes a variety of property styles and roofscapes. The retention of the front gable element, which is a strong repeated characteristic within this part of the street, and the subsequent amendment to the front dormer to accommodate this are considered to be an improvement over the original design, and it is noted that the front dormer would align with the existing roof ridge. Considering the above, the revised design of the proposed roof alterations is deemed to be acceptable.

7.5 The proposed rear extension would be 7.85m in width, spanning the width of the host dwelling, 4m in length, with a maximum height of 5.87m. The overall height was slightly reduced to give a subservient appearance in comparison to the proposed roof alterations at the front of the property. Whilst a small amount of the roof would be visible from the

public realm it would have little impact on the overall street scene and is therefore considered to be acceptable.

- 7.6 The materials proposed include render, brickwork, and fenestration to match the existing house, although the proposed tiling would be in an unprofiled dark grey, with plain hanging tiles to the dormer cheeks to match. Whilst this would be a departure from the existing roofing materials within Campbell Crescent, it is noted that the property is also part of the street scene of London Road which displays a wide variety of materials. It is also noted that the grey would be consistent with the black or grey cladding to the properties in Campbell Crescent and that No.1 has already replaced the original waney edged timber with modern fibre cement dark grey boards. The materials are therefore deemed to be acceptable.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the south is No.2 Campbell Crescent, which is a similar style property to the host dwelling. Like the host dwelling, No.2 has an obscure glazed secondary kitchen window and bathroom window to the side facing the shared driveway as well as a side access door to the kitchen. The driveway is approximately 1.9m wide such that the side windows currently receive very little light and look out directly to the side wall of the host dwelling. The proposals would therefore have little impact in terms of loss of light and outlook, however, in the interests of neighbour privacy, the proposed dormer windows have been shown with obscure glazing and would be non-opening below 1.7m above finished floor level. At the rear No. 2 has two bedroom windows looking out to an area of hardstanding. As this area is open to the shared driveway the majority of the private amenity space is to the south and east of the garages behind the dwellings. The proposed rear extension would meet the overshadowing guidance as set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011) and is not considered to appear overbearing or to significantly reduce the outlook of No.2. A proposed rear facing Juliet balcony at first floor level would increase overlooking to the rear gardens of the adjacent properties to some extent, however Section 5.06 of the Havant Borough Council design Guide SPD (2011) notes that, "Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts" and the proposed rear fenestration is not unduly prominent or located unreasonably near the shared boundary. Overall the impact to No.2 is considered to be limited and acceptable.
- 7.9 To the north is No.4 Campbell Crescent, another similar property. No.4 has been previously extended by approximately 3.3m at single storey to the rear and reorganised internally so that the main living area is within the extension, with French doors and sidelights to the rear garden with a secondary window facing south. There is also a bedroom window facing south towards the existing host dwelling. The building line of Campbell Crescent is slightly staggered so that the frontage No. 4 is set approximately 3.5m behind the host dwelling and the proposed rear extension would be roughly level with No. 4s original rear wall. Therefore, although the secondary lounge window would be impacted by the proposal the light and outlook to the primary fenestration would be unaffected. It is noted that light and outlook to the existing bedroom window is already limited and that, whilst the proposals would have some impact, it would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal. It is also noted that visits were made to both neighbouring properties and that no objections were received from either property. The proposals are overall

considered to have a limited and acceptable impact on No.4. There are no other properties immediately adjacent.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.11 The proposals would increase the number of bedrooms from three to four and is also likely to block vehicular access to the existing garage, which would however be retained for storage purposes. The agent has provided drawings indicating that the existing driveway parking provision is sufficient for three vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

- 7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00492 subject to the following conditions

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Block Plan
Proposed Elevations and Roof Plan 09082025 DSC 2
Proposed Floor Plans and Sections 10082025 DSC 3
Email dated 10 September 2025

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 10 September 2025, and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevations facing north and south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.

- 2 Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

3 **Scottish and Southern Electricity Networks**

Please refer to the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Our 'Guide to Interpreting' includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk.

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com.

4 **Southern Gas Network**

Please refer to the extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

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The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

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A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

For more information, visit our Dig Safely pages on sgn.co.uk.

5 **Portsmouth Water**

Please refer to the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/ priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth Water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

If you have a general enquiry, please call us on the following number All areas: 02392 449082 Email: asset.enquiries@portsmouthwater.co.uk.